



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, September 17, 2019

Call to Order: 1:03pm

Commissioners: G. Chapman (chair), K. Corbett, G. Johnson, J. Johnson, G. Petri, A. Wattenberg

Staff: B. Bryant, J. Cappeto, A. Christman, E. Ehr, K. Hahn, K. Marquez, J. White (CPD); A. Hernandez (CAO)

Meeting Record for approval – August 6th and August 20th, 2019

Motion by G. Johnson: I move to approve meeting records consisting of August 6th & August 20th, 2019.

Second: J. Johnson

Vote: Unanimous in favor (6-0-0), motion passes

Public Comment (limited to 2 minutes per speaker) - none

Consent Agenda

2019-ZLAM-075 3002 Champa St. – Curtis Park

Description: Zone Lot Amendment

2019-ZLAM-082 1115 Acoma Street – Evans School

Description: Zone Lot Amendment

2019-ZLAM-073 3097 Stout Street – Curtis Park

Description: Zone Lot Amendment

Motion by K. Corbett: I move to approve the consent agenda items consisting of 2019-ZLAM-075 3002 Champa St., 2019-ZLAM-082 1115 Acoma Street, and 2019-ZLAM-073 3097 Stout Street.

Second: G. Johnson

Vote: Unanimous in favor (6-0-0), motion passes

Business Items

2019L-009 4345 West 46th Avenue Designation Application

Description: Request for extension of time limits, per Chapter 30-7 of the Denver Revised Municipal Code

Motion by G. Petri: I move to approve an extension of the 120 day time limit in the DRMC Section 30-6(1) to November 18, 2019 for the proposed designation of 4345 W. 46th Avenue.

Second: K. Corbett

Vote: Unanimous in favor (6-0-0), motion passes

Essex Apartments National Register Nomination

Motion by J. Johnson: I move that the Denver Landmark Preservation Commission recommend the National Register nomination for the Essex Apartments at 630-638 East 16th Avenue be forwarded to the Keeper of the National Register.

Second: K. Corbett

Vote: Unanimous in favor (6-0-0), motion passes

Design Review Projects

2019-COA-366 3155 Stout St. – Curtis Park

Description: Infill: Part II

Motion by G. Johnson: I move to recommend approval of application #2019-COA-366 for the Phase II- Design Details of the new infill building at 3155 Stout St. as per design guidelines 4.2, 4.3, 4.4, 4.5, 4.8, 5.8, 5.9 character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the drawings be resubmitted to staff with corrections and the coordination of the foundation and egress window details, that the callout for Masonite trim is corrected to reflect smooth-finish fiber board cement material.

Second: G. Petri

Amendment by G. Johnson: strike “recommend” from motion.

Amendment approved by seconder

Vote: Unanimous in favor (6-0-0), motion passes

2019-COA-318 242 W. 1st Ave. – Baker Neighborhood

Description: Window Replacement

Motion by K. Corbett: I move to conditionally approve application #2019-COA-318 for the replacement of windows at 242 W. 1st Ave., as per design guidelines 2.14, 2.19, 2.20, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. window 2 be replaced with a one-over-one double-hung window, unless the applicant is able to produce evidence of the original glazing pattern, and 2. all required parts of the application are verified to have been submitted to return to staff

Second: G. Johnson

Vote: 5 in favor, 1 opposed, (A. Wattenberg), 0 abstained (5-1-0), motion passes

2019-COA-370 2960 Champa/850 30th St. – Curtis Park

Description: Façade Alterations & Rooftop Addition

Motion by G. Petri: I move to approve application #2019-COA-370 for the façade modifications and rooftop addition at 2960 Champa Street/850 30th Street, as per design guidelines, 4.6, 4.8, 4.18, 4.23, 4.29, 5.3, 5.21, 5.26 character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1.

confirm lap siding will have a smooth finish; 2. confirm planter material is high quality construction; 3. conceal the electrical conduits for the new gooseneck lamps on the exterior; 4. that the two doors on the north elevation be period appropriate to the 1940's; and 5. to provide a section that clarifies the configuration of the roof top addition and mezzanine.

Second: K. Corbett

Vote: Unanimous in favor (6-0-0), motion passes

2019-COA-371 2700 Arapahoe – Curtis Park

Description: Alterations and Addition

Motion by K. Corbett: I move to conditionally approve application #2019-COA-371 for the alterations and addition at 2700 Arapahoe Street, as per design guidelines 2.14, 2.30, 2.65, 3.1, 3.2, 3.3, 3.6, and 3.7, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. redesign the windows on the addition to be narrower, with simplified head detail; 2. provide detailed drawing of the proposed windows showing how the appearance of a double-hung window will be replicated; 3. clarify the stucco system and materials to be used; 4. use stretcher bond brick on the addition.

Second: G. Petri

Vote: Unanimous in favor (6-0-0), motion passes

Business item: Briefing on Ordinance update status

Meeting Adjourned: 3:21pm